

Worcester Redevelopment Authority

Michael P. Angelini
Chair

Peter Dunn
Chief Executive Officer



WORCESTER REDEVELOPMENT AUTHORITY

Thursday, May 9, 2024

9:00 A.M.

City Hall, Levi Lincoln Chamber

Worcester, MA 01608

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Meeting ID: 237 394 066 039

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Worcester Redevelopment Authority Board

Michael Angelini, Chair
David Minasian, Vice Chair
Richard Burke
Sherri Pitcher
Walter Weekes

Staff

Peter Dunn, Chief Executive Officer
Michael Traynor, City Solicitor
Alexis Delgado, WRA Finance Manager
Julie Lynch, Chief of Public Facilities
James Bedard, Public Facilities
James McDermott, Public Facilities
Paul Morano, Office of Economic Development
Greg Ormsby, Office of Economic Development
Jane Bresnahan, Office of Economic Development

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 9:00 A.M. on Thursday, May 9, 2024

1. Call to Order

Mr. Dunn called the meeting to order at 9:03 A.M.

2. Roll Call

Mr. Dunn called the roll – Ms. Pitcher, Mr. Weekes, Mr. Burke, Mr. Minasian, and Chair Angelini

3. Approval of Minutes: April 11, 2024

Mr. Minasian offered the motion to approve the minutes.

Mr. Weekes seconded the motion.

The minutes were approved on a 5-0 roll call.

New Business

1. Authorize Request For Proposals regarding cleaning services at Union Station.

Mr. Dunn introduced the item.

Chair Angelini asked if the services described in the RFP are more extensive or less extensive than those required under the existing contract. Mr. Dunn advised the scope is the same, but perhaps there is an opportunity to simplify some of the overly prescriptive detail. Ms. Lynch agreed, but advised the details also allow staff to hold the contractor accountable.

Chair Angelini shared the observation that the scope is enormously descriptive and could be intimidating. Interested in finding the right balance. Noticed that the cleaner is required to wipe down and disinfect chairs within the Police Substation twice daily, which seems excessive and similar to COVID requirements. Ms. Lynch concurred the scope was developed during COVID. Ms. Pitcher asked if revisions were still ongoing. Ms. Lynch advised yes. Chair Angelini asked when the final draft would be ready and if it should be considered at the next meeting. Ms. Lynch concurred.

Mr. Weekes asked about the process when it goes out to bid, if it is through the Purchasing Department and where it is advertised. Ms. Lynch confirmed it is advertised through the Purchasing Department. Mr. Dunn advised it typically is advertised in the statewide Commbuys system as well.

Chair Angelini inquired about the arrangements with restaurant/tenant as it relates to the Grand Hall. Mr. Dunn advised the lease agreement with Luciano's gives them control of the Grand Hall with the exception of WRA use when needed and with advanced notice. There could be supplemental invoice from the cleaning contractor if additional cleaning is needed, but typically that is paid for by the user of the Grand Hall – for example the recent movie production. Chair Angelini asked if the movie production company had to go through the restaurant. Mr. Dunn confirmed. Chair Angelini asked if the restaurant received a fee and whether they provided any services. Mr. Dunn confirmed they received a fee and believed they just received access to the space. Chair Angelini suggested staff think about that arrangement and control of the Grand Hall when the future RFP gets prepared. Ms. Pitcher asked if Luciano's has exclusivity for catering if they use the space. Mr. Dunn was not sure. Chair Angelini asked when Luciano's lease expires. Mr. Traynor confirmed June 2026. Chair Angelini appreciated the discussion.

2. Financial Update Report

- a. Report on Prior Month's Executed Contracts and Payments**
- b. Report on Downtown Urban Revitalization Plan Expenditures**

Mr. Dunn advised for the period of April 10, 2024 through May 6, 2024, total expenditures were \$271,254.00 which was a decrease from last month.

- 5. Status Reports**
 - a. Union Station**
 - b. Downtown Urban Revitalization Plan**
 - c. The Cove**

- a. Union Station**

Mr. Dunn advised the latest information from the MBTA on the Center Platform project is projecting a late May substantial completion date.

Mr. Dunn and Mr. Burke provided a summary of the first MBTA Working Group meeting, which Mr. Burke has offered to Chair. The board members discussed upcoming signalization project, the final spring schedule, the frequency of trains, the express train schedule and lack of an express train outbound, ridership data collection, and the connection to the east-west rail project.

- b. Downtown Urban Revitalization Plan**

Mr. Dunn advised the LDA with Menkiti Group is nearing final form to send to the state. Mr. Dunn advised he would share with the board and a summary of key milestone dates. Mr. Dunn also highlighted the completion of the District 120 project at 120 Washington Street, which consists of 100% affordable housing next to the ballpark.

- c. The Cove**

Mr. Dunn provided an overview of the latest REIPP reports from The Cove project. No change in the M/WBE status, still tracking about 21% combined contract value. A few subcontractors still need to complete their official certification with the state. Mr. Dunn described a recent initiative in the Economic Development office providing small grants for Worcester-based businesses getting certified. Mr. Dunn also mentioned staff are looking more deeply at the certified payroll received for the project based on comments and follow up from last meeting. Mr. Minasian appreciated the effort and referenced he became aware of a class action lawsuit implicating Optiline, a subcontractor currently working on the project, with regard to allegations of non-payment of overtime wages.

- 6. Adjournment**

There being no further business, Mr. Dunn called the roll to adjourn the meeting at 9:46 A.M.

Respectfully submitted,

Peter Dunn
Chief Executive Officer